

CITY OF BELMONT
PLANNING COMMISSION
SUMMARY MINUTES

TUESDAY, JULY 1, 2014 - 7:00 PM

Chair Herbach called the meeting to order at 7:00 p.m. at One Twin Pines Lane, City Hall Council Chambers.

1. ROLL CALL

Commissioners Present: Herbach, Hold, Goldfarb, Hurt, Mercer, MacDonald, Kim (arrived at 7:20 pm)

Staff Present: Community Development Director de Melo, Senior Planner DiDonato, Recording Secretary Turning

2. AGENDA AMENDMENTS - None

3. COMMUNITY FORUM (Public Comments) - None

4. CONSENT CALENDAR

4A. Draft minutes of 6/17/14

As requested by Commissioner Hold, Chair Herbach asked that this item be continued to allow staff time to review the 6/17/14 meeting notes. If applicable, add Condition of Approval language for item 5B-1804 Miller Avenue–Lot A to the minutes.

5. PUBLIC HEARINGS:

5A. PUBLIC HEARING – 1804 Miller Avenue – Lot B

To consider a Single Family Design Review (SFDR) to construct a new 2,986 square foot single family residence. (Appl. No. PA2014-0011)

APN: 044-054-230; Zoned: R-1C Single Family Residential

CEQA Status: Categorical Exemption per Section 15303

Applicant: Tim Petersen

Owner: John Hansen

Project Planner: Damon DiDonato 650/637-2908

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

Senior Planner Di Donato summarized the report answering questions of the Commission.

Applicant Tim Peterson spoke on the project.

There were no requests from the public to speak on this item.

Discussion ensued.

Planning Commission Meeting Minutes of July 1, 2014

MOTION: By Commissioner Hold seconded by Commissioner Goldfarb to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 1804 Miller Avenue-Lot B (Appl. No. 2014-0011) with the conditions attached and *additional conditions: to correct language under geologist condition from Lot A to Lot B; tree removal fees to be paid; no in-lieu fees to be paid; review necessity of sidewalk requirement – should sidewalk be required and trees removed, replant 1-1 ratio and pay removal fees.*

Ayes: Hold, Goldfarb, Mercer, Kim, Hurt, MacDonald, Herbach
Noes: None

Motion passed: 7/0

Chair Herbach noted this item can be appealed within 10 calendar days.

5B. PUBLIC HEARING – 2037 Lyon Avenue

To consider a Single Family Design Review (SFDR) to construct a 1,156 square foot addition to an existing 1,384 sq. ft. single family residence. (Appl. No. PA2014-0022)

APN: 044-085-150; Zoned: R-1C Single Family Residential

CEQA Status: Categorical Exemption per Section 15303

Applicant: Jack Chu

Owner: Debbie Pedro

Project Planner: Damon DiDonato 650/637-2908

Chair Herbach confirmed that no one on the commission had ex-parte communications with anyone on this project.

Senior Planner Di Donato summarized the report answering questions of the Commission.

Applicant Debbie Pedro spoke on the project.

There were no requests from the public to speak on this item.

Discussion ensued.

MOTION: By Commissioner Mercer seconded by Commissioner Kim to move the Resolution of the Planning Commission of the City of Belmont Approving a Single Family Design Review at 2037 Lyon Avenue (Appl. No. 2014-0022) with the conditions attached and *additional conditions: return to the Planning Commission with a landscape and reduction of hardscape plan; address required visibility line of site around corner.*

Ayes: Mercer, Kim, Hold, Goldfarb, Hurt, MacDonald
Noes: Herbach

Motion passed: 6/1

Chair Herbach noted this item can be appealed within 10 calendar days.

6. REPORTS, STUDIES AND UPDATES:

6A. Caltrain Modernization Program/High Speed Rail – No report

6B. Ralston/US-101 Landscape Project –No report

6C. 2035 General Plan Update – Management firm selection at the next City Council Meeting. Update on grant and bid information provided.

6D. Ralston Corridor Study – No report

6E. Vacation schedules/Meeting dates – The August 5, meeting has been moved to Monday, August 4, 2014. The August 19, 2014 meeting will most likely be cancelled.

7. City Council Meeting of Tuesday, July 8, 2014 – 7:00 PM

Liaison: Commissioner Hurt

Alternate Liaison: Commissioner Herbach

8. ADJOURNMENT: Meeting Adjourned: 8:50 pm.

Adjournment To: Tuesday, July 15, 2014 - 7:00 PM for a Planning Commission Meeting at Belmont City Hall.

Due to the National Night Out event being held on Tuesday, August 5, 2014 the Regularly Scheduled Planning Commission Meeting will be moved from Tuesday, August 5, to Monday, August 4, 2014.

Information on the applications to be considered at this meeting may be obtained from the City of Belmont Planning Division, One Twin Pines Lane, Suite # 110, CA, 94002, 650/595-7417. This meeting will be televised and webstreamed. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact: 650-637-2999. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.